haparral Investments, Inc.



January 14, 2022

VIA UNITED PARCEL SERVICE

Virginia Department of Housing and Community Development 600 East Main Street, Suite 300 Richmond, VA 23219

Re:

Notice Required Under Virginia Code Section 55.1-1308.2.B.

Westside Mobile Home Park - South Boston, VA

Ladies and Gentlemen:

Chaparral Investments, Inc. ("Owner"), is the owner of the Westside Mobile Home Park (the Property") located in South Boston, Virginia. Owner has received an offer from a third party to purchase the Property for \$300,000.

Pursuant to Virginia Code Section 55.11308.2.B., Owner is hereby giving notice to the Virginia Department of Housing and Community Development, and is simultaneously giving written notice to each tenant within the Property, that it is accepting the offer, contingent upon sending such notices and for a period of 60 days thereafter, and giving consideration to any offer from a group or entity representing at least 25 percent of the tenants with a valid lease in the Property.

If you have any questions, please contact the Owner's representative, Tammy N. Dunn, by phone at 434-476-7878, or by email at tammyd@waynesstevens.com.

Very truly yours.

ammy N. Dunn President

CHAPARRAL INVESTMENTS, INC.

Enclosures



COPY

Printed Name of Authorized Representative

Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park

To: From: Date:	Park Tenants Park Owner JANUARY 14, 2022						
This ser	ves as a written notice that	WESTSIDE	MOBILE (PARK NA)		PARK	has rece	ived an offer to purchase.
home po of an off the offer tenant g of Offer Housing	inia Manufactured Home Lot Roark (the "Park") provide written for from a third party to purchar, the owner of the manufacture roup representing at least 25% to Purchase to each of the Park and Community Development aw.lis.virginia.gov/vacode/title	n notice to the ead se the Park ("Notice of home park mus of the tenants with Tenants, a copy of to post on the Dep	(with some ex tenant of a ce of Receipt t consider oth a valid leas such notice o artment's we	xceptions lot in the of Offer to ner offers e. At the also is ser obsite. (Se	Park (the "Pa o Purchase") of to purchase the same time the t by the Park e Section 55.1	rk Tenants) if thand accepts such the Manufacture the Park Owner s Owner to the Vi	e Park Owner is in receipt n offer. Prior to accepting d Home Park from a ends the Notice of Receipt rginia Department of
ends a hird Pa jive the jurchasi reater	cartment keeps the Notice of written notice to the Depart (177"), is no longer offered for Notice of Receipt of Offer to e contract is contingent upor of existing tenants, received the sis given to the Tenants. The lage.	ment that the Pa or sale, or the tro Purchase and in I the Park Owner by the Park Own	rk has beer ansaction d nclude in an r considerin ner within 6	i sold to oes not g iy such p g any of O days o	a third-party to to settlem urchase con fers from a t ifter the date	y (the "Notice ent. The Park tract a provision lenant group, e the Notice of	of the Park Sale to a Owner is required to on that states that the representing 25% or Receipt of Offer to
ertifica	te of Giving Notice (Pursuan	t to Sections 55.	I-1200 and	55.1-120	01)		
hereby repaid,	certify that a copy of this No () hand-delivered or (otice of Receipt o) e-mail, if so p	f Offer to P ermitted by	urchase the Leas	was: (xx) m se Agreemen	CERT ailed by xego t, to the Tenar	CIFIED ax mail, postage at(s) renting a lot at:
	50 BANE STREET JTH BOSTON (PARK ADDRESS)	, Virginia_	24592 ,	this <u>14t</u>	h_day of	JANUARY	, 20 <u>22</u> .
		СН	APARRAL	INVES	STMENTS,	INC.	
) ann	mi	2/	lun	Name of Park Owner
)			Auth	orized Representative
		TAM	MY N. I	OUNN,	PRESID	ENT	

Relevant Information:

Park Name	WESTSIDE MOBILE HOME PARK			
Park Address	1050 BANE ST., SOUTH BOSTON	, Virginia <u>24592</u>		
Number of lots	29	(Zip Code)		
Price	\$ 300,000			
Name of Park Owner	CHAPARRAL INVESTMENTS, INC.	<u> </u>		
Address	P. O. BOX 189 5235 HALIFAX ROAD, HALIFAX	, Virginia <u>24558</u>		
Email	tammyd@waynesstevens.com	(Zip Code)		
Phone	434-476-7878	_		
Contact for Info	TAMMY N. DUNN			
Address	P.O. BOX 189 5235 HALIFAX ROAD, HALIFAX	VIRGINIA 24558		
Email	tammyd@waynesstevens.com	(State)	(Zip Code)	
Phone	434-476-7878			



haparral Investments, Inc.



NOTICE OF RECEIPT OF OFFER BY A THIRD PARTY TO PURCHASE A MANUFACTURED HOME PARK

To: Westside Mobile Home Park Tenants From: Chaparral Investments, Inc., Park Owner

Date: January 14, 2022

This serves as a written notice that Chaparral Investments, Inc. has received an offer to purchase Westside Mobile Home Park, South Boston, VA 24592.

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice to the each tenant of a lot in the Park (the "Park Tenants) that the Park Owner is in receipt of an offer from a third party to purchase the Park ("Notice of Receipt of Offer to Purchase") and accepts such offer. Prior to accepting the offer, the Park Owner must consider other offers to purchase the Park from a tenant group representing at least 25% of the tenants with a valid lease. At the same time the Park Owner sends the Notice of Receipt of Offer to Purchase to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia

https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/).

The Department keeps the Notice of Receipt of Offer to Purchase posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale, or the transaction does not go to settlement. The Park Owner is required to give the Notice of Receipt of Offer to Purchase and include in any such purchase contract a provision that states that the purchase contract is contingent upon the Park Owner considering any offers from a tenant group, representing 25% or greater of existing tenants, received by the Park Owner within 60 days after the date the Notice of Receipt of Offer to Purchase is given to the Tenants. The relevant information about the Park and the purchase contract are listed on the second page.

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of the fo	regoing Notice of Receipt of Offer to Purchase was:				
 (X) mailed by certified mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at: 					
Westside Mobile Home Park, South	Boston, Virginia 24592				
this 14th day of January, 2022.					
Name of Park Owner:	Chaparral Investments, Inc. By: Tammy N. Dunn, President				

Relevant Information:

Park Name: Westside Mobile Home Park

Park Address: 1050 Bane Street, South Boston, Virginia 24592

Number of Lots: 2

Price: \$300,000 Additional Terms: None

Name of Park Owner: Chaparral Investments, Inc.

Address: P.O. Box 189, 5235 Halifax Road

Halifax, Virginia 2458

E-mail: tammyd@waynesstevens.com

Phone: Office: 434-476-7878

Fax: 434-476-7879

Contact for Information: Tammy N. Dunn

Address: P.O. Box 189, 5235 Halifax Road

Halifax, Virginia 24558

E-mail: tammyd@waynesstevens.com

Phone: Office: 434-476-7878

Fax: 434-476-7879

Copy To: Virginia Department of Housing and Community Development